



CLERMONT COUNTY OHIO **PLANNING COMMISSION STAFF REPORT**

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 28, 2021

PRIMROSE CREEK SUBDIVISION – DESIGN PLAN

APPLICANT: Pat Manger
Brookstone Homes
7203 Wooster Pike
Cincinnati, OH 45227

OWNER(s): Patricia Emmert
1007 Clough Pike
Cincinnati, OH 45245

Thomas Hoffman
1160 SR 28
Milford, OH 45150

Dennis Gabriel
414 Washington Avenue
Cincinnati, OH 45217

Diana Casteel
9325 Winton Road, #3
Cincinnati, OH 45231

Richard & Ron Brown
10462 Kenwood Road
Cincinnati, OH 45242

Edward Freeman
Cedar Resources
1743 Harmon Drive
Cincinnati, OH 45215

Ron & Paula Brown
10462 Kenwood Road
Cincinnati, OH 45242

Richard Hoffman Trust
1160 SR 28
Milford, OH 45150

Sharon Gabriel
414 Washington Avenue
Cincinnati, OH 45217

James Herbert
6536 Branch Hill Miamiville Road
Loveland, OH 45140

Tom Jindra
2501 Prancer Street
New Orleans, LA 70131

REQUEST: Requesting approval of the Design Plan for Primrose Creek Subdivision.

LOCATION: The subject properties are located on the south side of Branch Hill Guinea Pike, 350 feet southeast of Hollow Lane and 95 feet northwest of Epworth Rd in Miami Township.

LAND USE: The existing land use is vacant woodland. The surrounding properties are single-family residential. There is a telecommunications tower located at the northwestern corner of the property that has direct access onto Branch Hill Guinea Pike.

HISTORY: On January 23, 1888, Webber’s Subdivision was recorded.

On April 30, 1918, Webber’s Subdivision all lots within Section/Block 1-5 & 7-13 were vacated.

On May 17, 1926, Doll Park Subdivision was recorded.

On April 27, 2021, the Clermont County Planning Commission recommended approval of Miami Township Case 579.

On June 7, 2021, the Miami Township Trustees Approved Miami Township Case 579.

DEVELOPMENT PROPOSAL:

Primrose Creek Subdivision: Development Data

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|---|--|
| Parcel Number: Multiple Parcels | Current Zoning: R-PUD |
| Lot Yield: 32 | Total Area: 15.341 acres |
| Area in Lots: 8.2 +/- acres | Area in Open Space: 5.322 acres (35%) |
| Area in R/W: 1.8 +/- acres | Density: 2.15 units/acre |
| Min. Lot Area: 9,800 Sq. Ft. (.2249 acres) | Min. Lot Width: 70 Feet |
| Front Yard Setback: 40 Feet | Side Yard Setback: 10’ |
| Rear Yard Setback: 30 Feet | School District: Loveland CSD |

Primrose Creek Subdivision consists of 15.341 acres to be subdivided into 32 single-family residential lots with an overall project density of 2.15 units per acre. The dedicated open space is distributed into 4 open space lots consisting of 5.322 acres (35%).

The lot layout and dimensions are consistent with the approved zoning Final Development Plan (“FDP”) in Miami Township Case 579. The development has shown sanitary sewer service connection from the west where the existing public sanitary sewer lines are located along Hollow Lane. The public water will be extended from the existing public water line located along Branch Hill Guinea Pike.

The design plan is contingent upon the approval of vacating all public rights-of-way contained within the proposed development boundaries. (*Branch Street 40'R/W, Miami Street 40'R/W, Armstrong Street 40'R/W, Clermont Street 40'R/W, Leonard Street 40'R/W, McFee Street 40'R/W, Johnston Avenue 50'R/W*)

SITE ACCESS:

The proposed site access would be from the southside of Branch Hill Guinea Pike onto a 50-foot public right-of-way (Connor Lane) that extends south into the property and ends in a cul-de-sac. Pedestrian circulation has been shown with sidewalks along both sides of the public right-of-way and along the Branch Hill Guinea Pike frontage.

STAFF ANALYSIS:

Primrose Creek Subdivision – Design Plan appears to follow the density and use requirements in the Miami Township Final Development Plan (“FDP”) in Miami Township Case 579. However, the design plan does come into conflict with the subdivision design standards under Article V, *Clermont County Subdivision Regulations*.

Article V, Section 504 B (3):

3. *The maximum length for cul-de-sacs shall be nine hundred (900) feet from the center line of the intersection street to the radius point of the cul-de-sac, or as needed to serve a maximum of 30 lots.*

The applicant has been made aware of this conflict and has requested a variance to Article V, Section 504 B (3) to allow a cul-de-sac of 1387 feet (+487 ft.) and 32 single-family residential lots. Should the variance not be approved by Clermont County Planning Commission the design plan cannot be approved as submitted.

The proposed lands and soils do possess significant attributes regarding “Sensitive Development Areas”. The existence of wetlands have been found within the project area. If the wetland is to be disturbed, the Corps of Engineers and Ohio EPA will need to be contacted to determine if Section 404/401 permits are needed. The design plan has shown the location of the wetlands situated in land to be dedicated as open space. However a small portion of wetland will overlap onto Lot 1. In these situations it is highly recommended that the Clermont County Planning Commission require a creation of a conservation easement extending the entire width of the wetland but with an emphasis regarding the northwest corner of Lot 1.

The county reviewing agencies have meet with the project engineer to discuss minor corrections to the design plan. All comments have been made available in the Primrose Creek Subdivision – Design Plan review letter dated September 20, 2021.

Primrose Creek Subdivision is located within Loveland City School District and does not create a split-district issue.

Miami Township Comment(s):

- The lot layout and dimensions are consistent with the approved zoning Final Development Plan (“FDP”) in Miami Township Case #579.
- Within the southern open space portion of the proposed subdivision, indicated grading shown on sheet 5/16 is noticeably beyond the preliminary grading limits approved in the FDP, Sheet 3/7 (see photo below). This may negatively impact adjoining Arborcrest lots 8-11. Please adjust the grading plan to preserve undisturbed areas consistent with the approved zoning FDP. (*Addressed via new sheet 5 of 16, 9/22/21*)
- As part of the construction plans, please include detailed information on measures that will be taken during mass grading of the site to protect the indicated green/undisturbed areas per the FDP. Please add information on these measures to the Design Plan grading sheet 5/16.
- As part of the construction plans, sidewalks shown along the open space lots should be installed as part of the road construction. Please add a note to the Design Plan stating this.
- In the record plat, the permanent easement will need to be shown providing access to the open space lots and detention basins for maintenance purposes. Please revise the Design Plan sheet 4/16 to shown where this easement will be placed. The need for the easement is acknowledged by a note on that page.

Clermont County Community & Economic Development Comment(s):

- Planning Commission approval is required for Variance Case – V-03-21 (Article V, Section 504, B(3));
- All county and township departments’ comments and conditions detailed in the Primrose Creek Subdivision – Design Plan Review Letter dated September 20, 2021, be satisfactorily addressed.
- All proposed road names shall be reviewed by the Clermont County Engineer’s Office for duplicate or nearly duplicate names (per Article V, Section B8).
- Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Soil and Water Conservation District (S.W.C.D) Comment(s):

- Easements need to be provided for all storm sewers located outside the road right of way. Any buildings on Lot 32 must be located outside of the easement.
- Stormwater management basins need to be identified on the design plans. Easements for maintenance access need to be provided for both basins.
- Forebays will be needed for both basins. This can be addressed during the construction plan phase. Refer to the Ohio Rainwater & Land Development Manual for specifications.
- The 15-inch storm sewer between storm structures 1 & 2 has a slope of .08%. The slope must be at least .4% per the Clermont County Subdivision Street Design and Construction Standards.

Soil and Water Conservation District (S.W.C.D) Comment(s):

- A hydraulic analysis will be needed to determine adequate capacity in the downstream stormwater system. Specific structures to assess include the driveway culvert for 6500 Arborcrest Road, the shared culvert for 6514-6516 Branch Hill-Miamiville Road, and the culvert for the drive at 6454 Branch Hill-Miamiville Road.
- For the wetland to be disturbed, the Corps of Engineers and Ohio EPA should be contacted to determine if Section 404/401 permits are needed or not.
- With most of the storm sewer infrastructure located outside the right-of-way and a relatively small number of lots, we strongly encourage the developer to petition the County Engineer to assume long-term responsibility for storm water infrastructure outside the right-of-way through the creation of a storm water district. If a district is not created, the homeowners association should have long-term maintenance responsibility for all private storm sewer infrastructure, including the basins.

The Clermont County Water Resources Department Comment(s):

- Please submit drainage and stormwater conveyance calculations during the construction plan review phase.
- Drainage easements will be required around all conveyance systems and detention/retention areas.

The Clermont County Engineer's Office Comment(s):

- Vacation and Consolidation Plats need to be approved and recorded before approval of construction drawings for this development.
- The geometry of the proposed Cul-De-Sac needs to be adjusted. Clermont County Standard Detail STD0009 states that the minimum Back of Curb Radius is 35 Feet and the minimum Right-of-Way Radius is 46 Feet.
- The length of the proposed Conner Lane Cul-De-Sac needs to be adjusted. The maximum length for Cul-De-Sac streets are 900 Feet, per Clermont County Standard Detail STTD0009.
- A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, the maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **APPROVE** of Primrose Creek Subdivisions– Design Plan with the following conditions:

1. Planning Commission approval is required for Variance Case – V-03-21 (Article V, Section 504, B(3)).
2. All county and township departments’ comments and conditions detailed in the Primrose Creek Subdivision – Design Plan Review Letter dated September 20, 2021, be satisfactorily addressed.
3. All proposed road names shall be reviewed by the Clermont County Engineer’s Office for duplicate or nearly duplicate names (per Article V, Section B8).
4. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.